

OWNER FINANCING

with very low interest rate and
unbelievable terms



Absolute Investment Realty
131 Madison St SE
Albuquerque, NM 87108
505-346-6006
www.go-absolute.net

Whitener Law Building
4110 Cutler Ave NE
Albuquerque, NM 87110

Consuelo DeYoung
Consuelo@go-absolute.net
505-730-7395

PROPERTY INFO

Address:	4110 Cutler Ave NE
Building SqFt:	17,936 SF
Lot Size:	1.0836 acres
Zoning:	NR-C
Visibility:	from I-40 East and West
Built:	2008
Designed By:	DWL Architects
Features:	2 Electronic Billboards
	Gated Lot



DWL|NM was commissioned by Russ Whitener to design an iconic Office Building along I-40 that would make a “statement” and be recognized in his business marketing campaigns. A strong color palette and prominent geometrical forms, seen on many buildings in New Mexico, have helped to meet the firm’s goals. The design features abundant natural lighting within a two-story atrium lobby with common dining space. Private offices have views of the Interstate and open offices have borrowed light and overhead diffuse lens skylights.

This multi-story office building succeeded in providing energy-efficient, flexible facilities. Site development planning, assistance with marketing graphics for leasing purposes, zoning reviews, interior design, and 3-D architectural renderings and furniture system selections were all inherent components of this successful project.



2 ELECTRONIC BILLBOARDS



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PROPERTY

- The Property is located on Cutler Ave with visibility from I-40 East and West.
- Building has attached electronic Billboards. One faces east and the other west.
- Building property is gated.
- Whitener Law Firm leases the 2nd floor.
- 1ST floor available for New Owner or for a new Tenant. This space is a newly built out shell. Space has a kitchenette, restroom and 7 large rooms that can be built out into multiple offices. There is a 1200sf suite adjacent that is completely built out.
- Seller Financing at below current interest rates an unbelievable terms.

Contact Broker for more information on the buildout.



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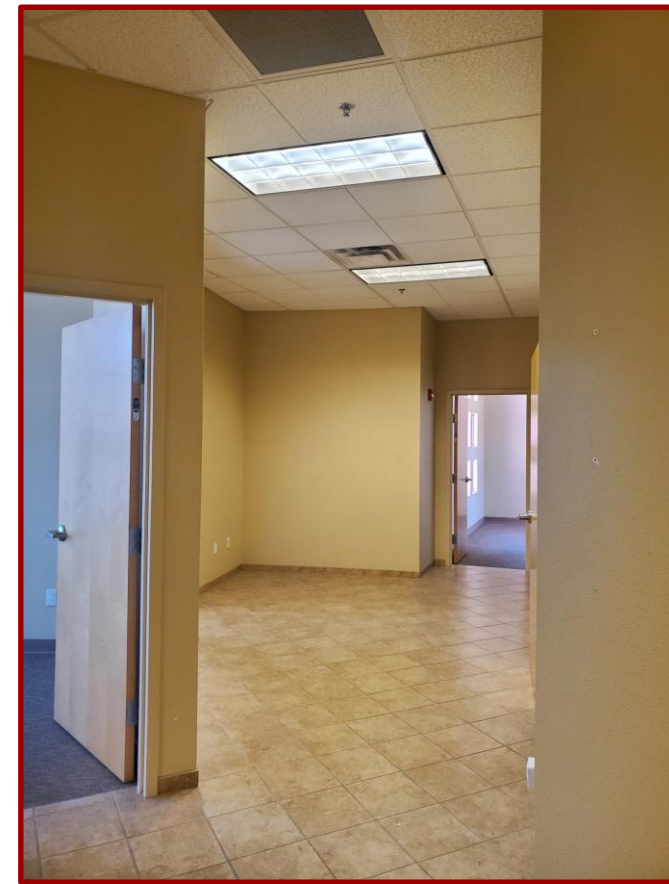
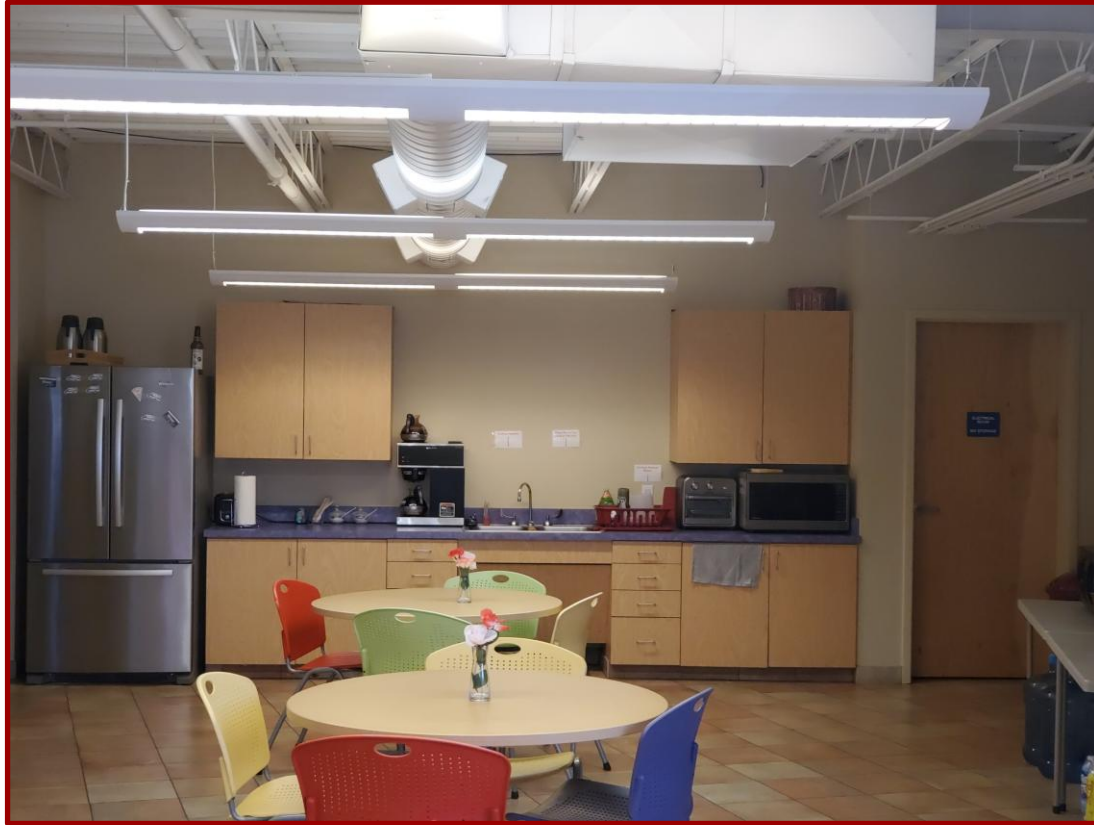
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BEAUTIFUL FOYER

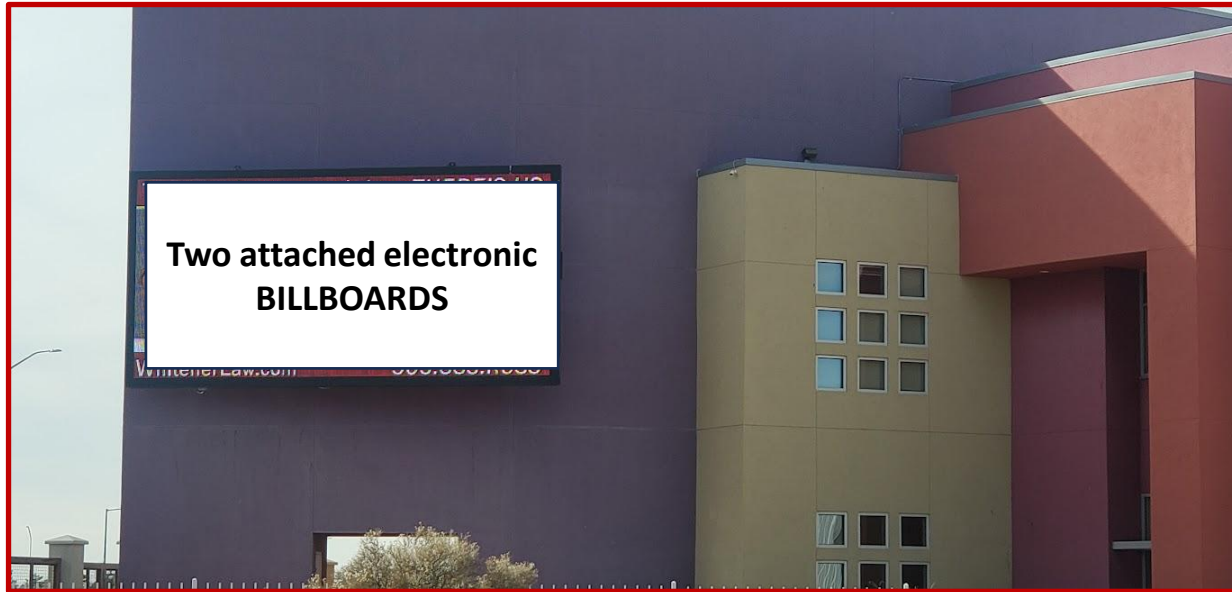


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PICTURES



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CONTACT FOR MORE INFORMATION



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